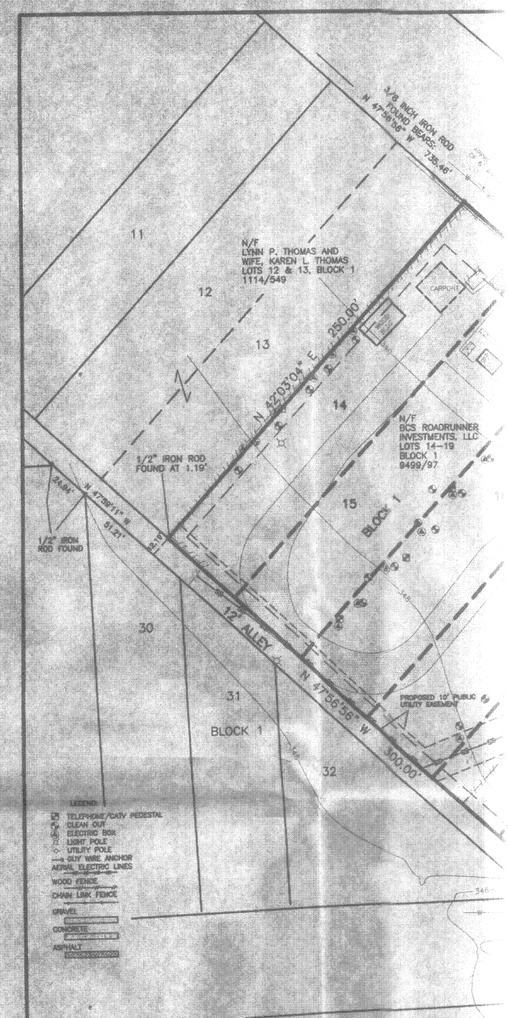
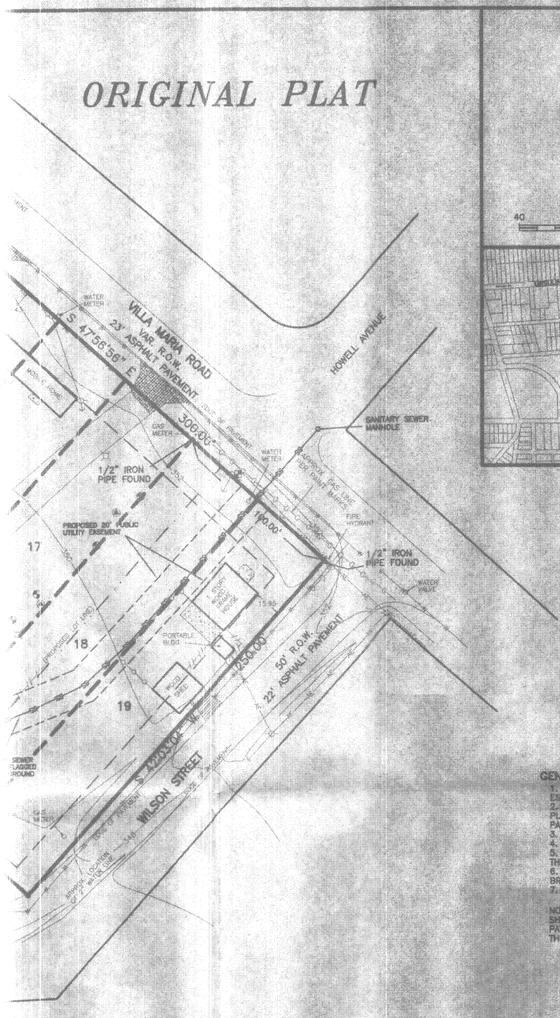
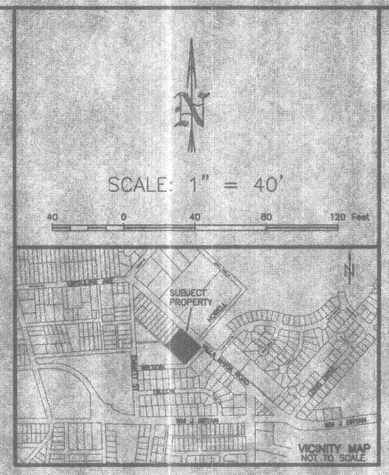
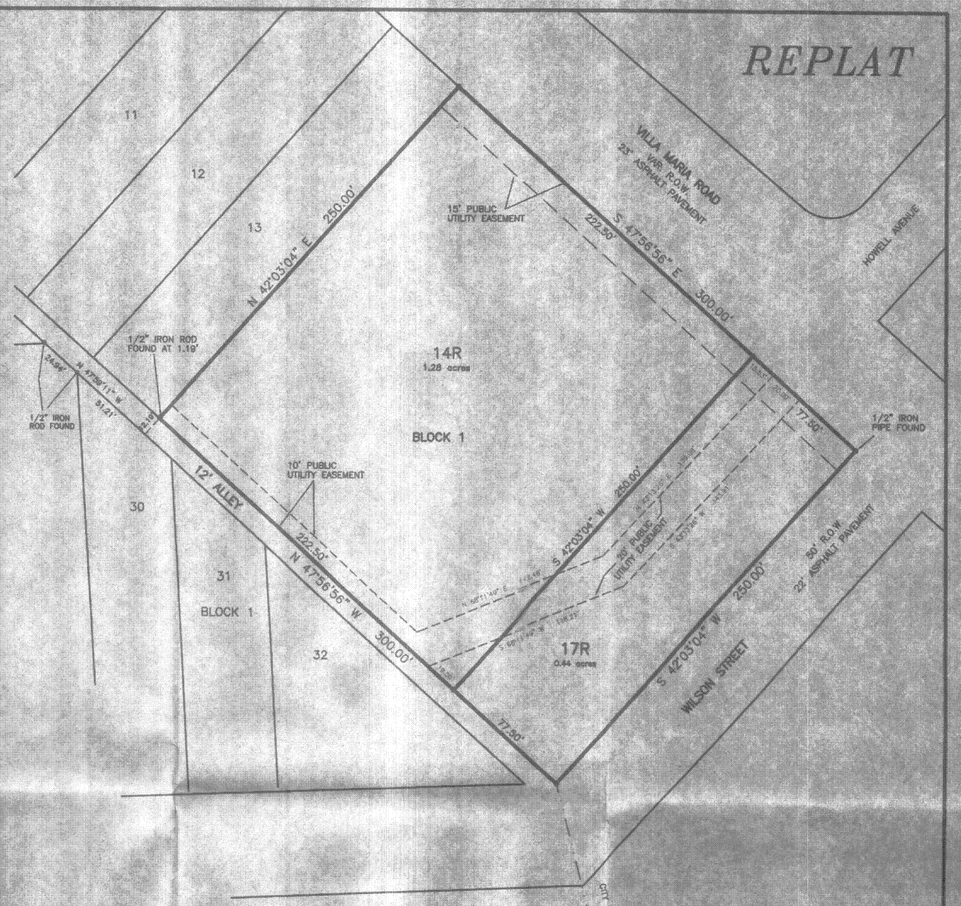
ORIGINAL PLAT







REPLAT



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215 E DATED MAY 16, 2012.
3. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. CONTOURS SHOWN HEREON PER DIGITAL OVERLAY.
5. WATER LINES PER DIGITAL MAPS. SEWER LINE AS MARKED ON THE GROUND BY CITY OF BRYAN.
6. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
7. SUBJECT PROPERTY IS CURRENTLY ZONED RD-6.

NOTE: THE PORTION OF VILLA MARIA ROAD AND WILSON STREET SHOWN ADJACENT TO THE SUBJECT PROPERTY ARE ASPHALT PAVEMENT WITH BAR DITCHES ON BOTH SIDES OF THE STREETS. THERE IS NO EXISTING CURB AND GUTTER.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, BEN RUTLAND, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 6490, Page 97, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public shown hereon for the purposes identified.

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20__.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners and property markers and monuments were placed under my supervision on the ground as shown hereon; and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify, that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 20__, and same was duly approved on the _____ day of _____, 20__.

Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20__.

City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20__.

City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat, together with its certificates of authentification was filed for record in my office on the _____ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____

County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION OF A 1.722 ACRE TRACT LOTS 14-19, BLOCK 1 WILSON HEIGHTS ADDITION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 14-19, BLOCK 1, WILSON HEIGHTS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 308 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE SOUTHWEST LINE OF VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.) AND THE NORTHWEST LINE OF WILSON STREET (50' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 19;

THENCE: S 42° 03' 04" W ALONG THE NORTHWEST LINE OF WILSON STREET FOR A DISTANCE OF 250.00 FEET TO THE SOUTH CORNER OF SAID LOT 19 ON THE NORTHEAST LINE OF A 12.00 FOOT WIDE ALLEY;

THENCE: N 47° 56' 56" W ALONG THE NORTHEAST LINE OF SAID ALLEY FOR A DISTANCE OF 300.00 FEET TO THE WEST CORNER OF SAID LOT 14 AND THE SOUTH CORNER OF LOT 13, BLOCK 1;

THENCE: N 42° 03' 04" E ALONG THE COMMON LINE OF SAID LOTS 14 AND 13 FOR A DISTANCE OF 250.00 FEET TO THE SOUTHWEST LINE OF VILLA MARIA ROAD MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 56' 56" E ALONG THE SOUTHWEST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.722 ACRES OF LAND AS SURVEYED ON THE GROUND OCTOBER 2012. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

REPLAT
OF
LOTS 14-19, BLOCK 1
WILSON HEIGHTS ADDITION
VOLUME 38, PAGE 308
1.722 ACRES, JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 10-29-12
PLAT DATE: 11-07-12
REVISED: 01-11-13
JOB NUMBER: 12-696
CAD NAME: 12-696
CRS FILE: ALFORST (cont): 12-696(job)

RECEIVED
JAN 11 2013
Development Engineering Services

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: BEN RUTLAND
3105 E. VILLA MARIA
BRYAN, TEXAS 77803
PHONE (979) 774-9300

LG